



**NEWBERRY COUNTY COUNCIL
MINUTES
AUGUST 1, 2018
7:00 P.M.**

Newberry County Council met on Wednesday, August 1, 2018, at 7:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a regular scheduled meeting.

PRESENT: Henry H. Livingston, III, Chairman
Kirksey Koon, Vice Chairman
Bill Waldrop, Councilman
Scott Cain, Councilman
Travis Reeder, Councilman
Dr. Harriett Rucker, Councilwoman
Wayne Adams, County Administrator
A.J. Tothacer, County Attorney
Laurie Renwick, Clerk to Council

ABSENT: Steve Stockman, Councilman

MEDIA: Andrew Wigger, Newberry Observer

The meeting was duly advertised as required by law.

Chairman Livingston called the meeting to order at 7:00 p.m.

Bill Waldrop led the invocation followed by the Pledge of Allegiance.

1. Adoption of Consent Agenda

Dr. Rucker offered an amendment to the July 18, 2018 minutes to reflect the following language.

Page 4, 3rd sentence should read: Dr. Rucker motioned to postpone this item for further study; seconded by Mr. Reeder.

Page 4, 7th sentence should read: Dr. Rucker withdrew her motion to postpone after Ms. Elder informed Council that only one week remained to decide or the funding for airport project would not be approved by FFA; Mr. Reeder withdrew his second to postponement.

Mr. Reeder motioned to adopt consent agenda as amended; seconded by Mr. Cain. The vote was unanimous.

2. Additions, Deletions, and Adoption of Agenda

Dr. Rucker motioned to adopt the agenda, seconded by Mr. Reeder. The vote was unanimous.

3. Personal Appearances

a. Miriam Atria, President/CEO – Capital City/Lake Murray Country Update

Ms. Atria thanked council for the opportunity to speak and for its support over the years. She personally extended an invitation to members of council to attend the annual meeting of the regional tourism board held at the Harbison Theatre on August 23, 2018. She also stated that on September 21, 2018, they will be at the Opera House during the intermission of that evening's performance for a drawing to give award two tickets to the Country Music Awards in Nashville, Tennessee. She said this all came about because the marketing company, that promotes country music festivals and awards programs, identified their fan base and selected Lake Murray Country as their go to destination to promote for the next year. Ms. Atria thanked the county for funding allocated to Lake Murray Country **through the** accommodations tax process. She updated council on how this funding was used to promote the four country regions that they serve and that the events hosted last year alone had a 49-million-dollar economic impact. She shared a list of various magazines and newspapers all over the United States in which they advertise and promote the four-county region on a budget of \$12,000.00 and in return, they received 438 million impressions from these articles. Mrs. Atria stated that they are very good stewards of their dollars and noted the success of Lake Murray Country Tourism is that we have been able to pull four county regions together for tourism; pool the money to advance an extensive marketing campaign on your behalf.

Ms. Atria concluded by presenting council with a nicely framed collage of an article highlighting Newberry Count that Lake Murray Country had published in the Atlanta Social Season Magazine that currently has 24 million subscribers.

Chairman Livingston thanked Ms. Atria for the exposure Newberry County gets from Lake Murray Country Tourism and how it has helped boost the opera house, our restaurants, downtown, and Lake Murray. He said Newberry County was getting a lot from Lake Murray Tourism and it is making an impact.

4. Ordinance #08-10-18: An Ordinance acting on a request to amend the Official Zoning Map established pursuant to Zoning Ordinance No. 06-11-16, codified in Chapter 153 of the Newberry County Code of Ordinances, so as to rezone a five hundred and ten and fifty-seven hundredths (510.57) acres portion of a five hundred and thirty-one (531.00) acres real estate parcel designated as TMS Parcel No. 239-1 from Rural (R2) to Industrial (Ind).

Mrs. Peters, Zoning Director, identified the parcel for members of council and noted it was located on Spearman Road, northeast of Silverstreet. She said this involves economic development Project N.

Vice Chairman Koon noted that he was very familiar with the “Hudson Place” and was aware of what was going on and he wished Mr. Parr the best with this endeavor.

Mr. Waldrop motioned to approve first reading of Ordinance #08-10-18; seconded by Vice Chairman Koon.

Chairman Livingston said that three people have signed up to speak in connection with this ordinance and he invite Theo Lane to the podium.

Mr. Theo Lane stated that Duke Power is very excited there is a chance now to bring to Newberry County the first industrial scale solar farm which will produce about 44 megawatts of power. He thanked county council and the administrator for having dialogue with them and guiding them through the planning and zoning process which has brought them here tonight. Mr. Lane introduced Justin LaRoche and Travis Greg, with Haynsworth, Sinkler, Boyd, and asked that they address council and provide the details of Duke Energy’s plans for this project.

Mr. Justin LaRoche approached the podium and shared that he was a project developer with Duke. He said they are growing their investments in renewable projects in South Carolina for their customers and the communities they serve, and they have several projects in the development stages and this Newberry County project is one of them. Mr. LaRoche added that the request before council tonight is to rezone 510 acres of this property from rural to industrial. The remainder of the property (21 acres) is remaining in rural because of the two residential uses presently on it. He said following the rezoning, they do plan to file for a conditional use permit specific to the project which will comply with all the conditional use regulations identified in Chapter 153 of the Newberry County Code. He said this project will tie directly into Duke Energy’s existing transmission infrastructure and all the power generated will serve their system and the power needs of the area. Mr. LaRoche said construction should start in early 2020 with anticipated completion in 9-12 months with 50-150 peak construction jobs generated. He concluded by saying they look forward to working with key stake holders, the landowner, and the adjacent landowners throughout this process.

Mr. Bill Parr, landowner of project, approached the podium and thanked council for the opportunity and noted that this is a very exciting time for his family. He shared his experience of seeing his first large scale solar farm and the advancements made over the years from the use of coal, hydrocarbons, wood, and natural gas which require a lot of work, earth moving, and damage to the environment. He said we live in an exciting period in history where all this is changing, and new technology allows us to have a panel facing the sun and it instantly generates electricity which we are becoming more dependent upon. Mr. Parr said we are all aware of the first anniversary of the failure of Units 2 & 3 at VS Summer and the impact that has had on our community right across the Broad River. He thanked Duke Energy for partnering with us to help provide our electrical needs in an environmentally friendly way.

Mr. Cain asked if the project will be sponsored by Duke Power Company.

Theo Lane responded that the project will be owned by Duke Energy.

Chairman Livingston shared that he met with Mr. Parr a little over a year ago at this site and was reluctant at the time but after doing additional research and seeing some of these farms in Georgia he felt this was a positive move for our county and a good clean way of generating power.

Mr. Parr said that if any council member or council as a whole is interested in going to see one of these farms, he felt the folks at Duke Energy will be more than happy to extend an opportunity for you to do so.

Having received no further comments, the motion to approve first reading of Ordinance #08-10-18 was unanimous.

5. *Appointments*

No appointments.

6. *Public Comments (by those who signed up at the meeting)*

No public comments.

7. *Executive Session*

- a. §30-4-70(a)(2) SC Code of Laws for discussion of negotiations incident to a proposed contractual arrangement between Newberry County, Newberry Electric Cooperative and the Marlboro Development Team.
- b. §30-4-70(a)(1) SC Code of Laws for annual evaluation of the County Administrator and Clerk to Council

Chairman Livingston read the two items for executive session above and recommended that the item relating to the evaluation of the Administrator and Clerk to Council be postponed until all council members were present.

Mr. Cain motioned to go into executive session; seconded by Dr. Rucker. The vote was unanimous.

EXECUTIVE SESSION [7:35 p.m. – 8:00 p.m.]

Mr. Adams reported that no action was taken in executive session but requested that Council consider a motion to allow the administration to negotiate with Newberry Electric Cooperative to build and finance a speculative building in the Mid-Carolina Commerce Park.

Mr. Cain motioned to allow administration to negotiate with Newberry Electric Cooperative to build and finance a speculative building in the Mid-Carolina Commerce Park; seconded by Mr. Reeder. The vote was unanimous.

8. *Comments/Request from County Administrator*

Mr. Adams shared that we laid to rest Mr. John Caldwell, former county council member, and said the ceremony at Bethlehem Baptist Church, including the speakers, was a wonderful tribute and he will long be missed.

9. *Comments/Request from Council Members*

All member of council dittoed Mr. Adams statement.

10. *Future Meetings*

- a. County Council 8/15/18 @ 7 p.m.
- b. Public Works and Planning Committee 8/20/18 @ 7:00 p.m.

11. *Adjournment*

Chairman Livingston declared the meeting adjourned at 8:05 p.m.

NEWBERRY COUNTY COUNCIL

Henry H. Livingston, Chairman

APPROVED:

Laurie N. Renwick, Clerk to Council